

---

HUD50075

OMB Approval No: 2577-0226  
Expires: 03/31/2002

# PHAPlans

5YearPlanforFiscalYears2003 -2007  
AnnualPlanforFiscalYear2003

nc016v02

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)I STOBECOMPLETEDIN  
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

## **PHA Plan Agency Identification**

**PHAName:** Housing Authority of the City of Salisbury, NC

**PHANumber:** NC19PO16

**PHA Fiscal Year Beginning:** (07/2003)

### **Public Access to Information**

**Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)**

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices

### **Display Locations For PHA Plans and Supporting Documents**

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices
- ☒ Main administrative office of the local government
- ☐ Main administrative office of the County government
- ☐ Main administrative office of the State government
- ☐ Public library
- ☐ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☐ Other (list below)

**5-YEAR PLAN**  
**PHAF ISCAL YEARS 2003 -2007**  
[24CFRPart903.5]

**A.Mission**

State the PHA's mission for serving the needs of low -income, very low income, and extremely low - income families in the PHA's jurisdiction. (select one of the choices below)

- ☐ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- ☒ The PHA's mission is: (state mission here)  
**Toprovidesafe,affordablehousingingoodrepairtolowandmoderateincome familieswhileencouragingself -sufficiencyandpromotingeconomicopportunities forresidents.**

**B.Goals**

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHA may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD -suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS .** (Quantifiable measures would include targetssuch as: numbers of families served or PHAS scores achieved.) PHA should identify these measures in the space to the right of or below the stated objectives.

**HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.**

- ☒ PHA Goal: Expand the supply of assisted housing  
Objectives:
- ☒ Apply for additional rental vouchers:
  - ☐ Reduce public housing vacancies:
  - ☒ Leverage private or other public funds to create additional housing opportunities:
  - ☒ Acquire or build units or developments
  - ☒ Other (list below)

**Use Tax Credits to build additional housing units for later management by the Housing Authority.**

- ☒ PHA Goal: Improve the quality of assisted housing  
Objectives:
- ☐ Improve public housing management: (PHAS score) 94
  - ☐ Improve voucher management: (SEMAP score)
  - ☒ Increase customer satisfaction:

- ☐ Concentrate one effort to improve specific management functions:  
(list; e.g., public housing finance; voucher unit inspections)
- ☒ Renovate or modernize public housing units:
- ☐ Demolish or dispose of obsolete public housing:
- ☒ Provide replacement public housing:
- ☐ Provide replacement vouchers:
- ☒ Other: (list below)

**Begin preparation to investigate the feasibility of redeveloping NC016 -09 property with new public housing units to replace some of the units demolished during the HOPE VI Demolition grant.**

- ☒ PHA Goal: Increase assisted housing choices
- Objectives:
  - ☒ Provide voucher mobility counseling:
  - ☐ Conduct outreach effort to potential voucher landlords
  - ☐ Increase voucher payment standards
  - ☐ Implement voucher homeownership program:
  - ☐ Implement public housing or other homeownership programs:
  - ☐ Implement public housing site -based waiting lists:
  - ☐ Convert public housing to vouchers:
  - ☐ Other: (list below)

**HUD Strategic Goal: Improve community quality of life and economic vitality**

- ☒ PHA Goal: Provide an improved living environment
- Objectives:
  - ☐ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
  - ☐ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
  - ☐ Implement public housing security improvements:
  - ☐ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
  - ☒ Other: (list below)

**Continue to implement measures previously established to update/modernize communities as funds allow, deconcentrate poverty and promote income mixing.**

**HUD Strategic Goal: Promote self -sufficiency and asset development of families and individuals**

- ☒ PHA Goal: Promote self -sufficiency and asset development of assisted households
- Objectives:
  - ☐ Increase the number and percentage of employed persons in assisted families:

- ☒ Provide or attract supportive services to improve assistance recipients' employability:
- ☐ Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- ☒ Other: (list below)

**Continue the Family Self-Sufficiency Program to assist families in becoming self-sufficient by providing limited support for educational activities, transportation needs and other supportive services that help to eliminate stumbling blocks for families currently dependent on the government for assistance.**

### **HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans**

- ☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing Objectives:
  - ☐ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability:
  - ☐ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability:
  - ☐ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
  - ☒ Other: (list below)

**Educate applicants and residents on equal opportunities and affirmatively further fair housing.**

### **Other PHA Goals and Objectives: (list below)**

1. Continue to diversify current operations
  - a. Developed plan in year one (2000)
  - b. Now implementing in years 2-5 (2001-2004)
1. Continue strengthening the non-profit to further enhance diversification.
2. Continue to identify and pursue alternative funding sources.
  - a. Identify and develop grant/funding requests annually and implement programs as grants/funding requests are awarded.
  - b. Continue to seek mixed finance opportunities through various mechanisms as they become available.
  - c. Within the next 24-36 months prepare and submit a Development Plan to HUD for approval.
    - i. Once the Development Plan is approved by HUD formally begin the redevelopment of the Lincoln Park site (NC016009).
    - ii. Use Replacement Housing Factor (RHF) funds in conjunction with additional funding to leverage mixed financing resources in the redevelopment of NC016009.

**AnnualPHAPlan**  
**PHAFiscalYear2003**

[24CFRPart903.7]

**i. AnnualPlanType:**

Select which type of Annual Plan the PHA will submit.

☐ **Standard Plan**

**Streamlined Plan:**

- ☒ **High Performing PHA**  
☐ **Small Agency (<250 Public Housing Units)**  
☐ **Administering Section 8 Only**

☐ **Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24CFRPart903.79(r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

**INTRODUCTION**

The Quality Housing and Work Responsibility Act of 1998 requires each Public Housing Authority (PHA) to develop a Housing Agency Plan in concert with a Resident Advisory Board. Each Housing Agency Plan must address five -year goals and objectives (Five Year Plan) as well as routine policies, procedures and programs (Annual Plan). This Executive Summary provides an overview of the Salisbury Housing Authority's proposed FY 2003 Housing Agency Plan.

**MISSION STATEMENT**

The mission of the Salisbury Housing Authority is to provide safe, affordable housing in good repair to low and moderate income families while encouraging self-sufficiency and promoting economic opportunities for residents.

**FIVE YEAR GOALS**

- Expand the supply of the affordable rental housing by building new units or acquiring and renovating existing units, using tax credits, HOME funds, state grants, bonds or other funding resources.
- Improve the quality of assisted housing by continuing to modernize and add amenities to existing public housing units.

- Promoteself -sufficiencyandassetdevelopmentoffamiliesandindividuals byattractingandcoordinatingsupportiveservices.
- Identifyandpursuealternativefund ingsourcessothattheAuthorityis notsolelydependentuponHUDoperatingandcapitalgrants.
- ExpandtheSection8programby100%by2005ifvouchersaremade available.
- Buildsinglefamilydetachedhousingorduplexunitsmoreconduciveto theneighborhoodontheLincolnParksite.
- Convert9,fourandfivebedroomsingleunits,to18oneand/ortwo bedroomunitsto increasethenumberofunitsandtofurthermodernize existingunits.

## **HOUSINGNEEDS**

PertheCity'sConsolidatedPlan,the provisionofa affordablehousingtolow - incomefamiliesistheCity'sstoppriority.TheAuthority'sgoalstodevelop additionalaffordablehousingcomplyfullywiththeCity'sidentifiedhousing needspriorities.

## **RENTDETERMINATION**

Therehavebeennochangeinrentdeterminationproceduresoverthepastyear andnochangesareexpectedin2003.

## **CAPITALIMPROVEMENTNEEDS**

Modernizationandadditionofamenitiessuchascentralheatingandair conditioningareneededtoallowtheAuthoritytocontinuetobecompetitivein therentalhousingmarketinSalisbury.Pleaserefertothe2003CFPAnnual Statementfordetailsofanticipatedcapitalimprovements.

## **RESIDENTADVISORYBOARD**

TheResidentAdvisoryBoardcontinuestoplayanimportantpartindirecting theAuthority'sfocus.ThePresidentoftheResidentAdvisoryBoardisalsoa memberoftheBoardofCommissionersfortheAuthority.

NosubstantialchangeshavebeenmadetothePHA'sFiveYearorAnnualPlan.



### **iii. Annual Plan Table of Contents**

[24CFR Part 903.79(r) ]

Provide a table of contents for the Annual Plan , including attachments, and a list of supporting documents available for public inspection .

#### **Table of Contents**

Page#

#### **Annual Plan**

i. Executive Summary	4
ii. Table of Contents	
1. Housing Needs	9
2. Financial Resources	16
3. Policies on Eligibility, Selection and Admissions	17
4. Rent Determination Policies	26
5. Operations and Management Policies	30
6. Grievance Procedures	31
7. Capital Improvement Needs	32
8. Demolition and Disposition	34
9. Designation of Housing	35
10. Conversions of Public Housing	36
11. Homeownership	37
12. Community Service Programs	39
13. Crime and Safety	42
14. Pets (Inactive for January 1 PHAs)	44
15. Civil Rights Certifications (included with PHA Plan Certifications)	
16. Audit	44
17. Asset Management	
18. Other Information	45

#### **Attachments**

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the filename in parentheses in the space to the right of the title.

#### **ALL ATTACHMENTS ARE INCLUDED WITHIN THE TEMPLATE**

##### **Required Attachments:**

- ☒ **nc016a02** Admissions Policy for Deconcentration
- ☒ **nc016b02** FY2003 Capital Fund Program Annual Statement
- ☐ Most recent board -approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

##### **Optional Attachments:**

- ☐ PHA Management Organizational Chart
- ☐ FY2003 Capital Fund Program 5 Year Action Plan
- ☐ Public Housing Drug Elimination Program (PHDEP) Plan
- ☒ **nc016c02** Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)

☒ Other(List below, providing each attachment name)

nc016d02 –2000 Capital Fund Program Final Performance & Evaluation Report/Revision

nc016e02 –2001 Capital Fund Program Performance & Evaluation Report/Revision

nc016f02 –2002 Capital Fund Program Performance & Evaluation Report/Revision

nc016g02 -Resident Advisory Board Member list indicating Resident member of the Board of Commissioners

nc016h02 –Project -Based Assistance Statement

nc016i02 –5 Year Plan Progress Statement

nc016j02 –Definition of Significant Amendment & Substantial Deviation/Modification

### Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
XX	PHA Plan Certification of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
XX	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
XX	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
XX	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
XX	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
XX	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certification of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2018/19 Quality Housing and Work Responsibility Act Initial Guidance; Notice and any further HUD guidance) and 2. Documentation of the required deconcentration and	Annual Plan: Eligibility, Selection, and Admissions Policies

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	income mixing analysis	
<b>XX</b>	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
<b>XX</b>	Schedule of flat rents offered each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
<b>XX</b>	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
<b>XX</b>	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
<b>XX</b>	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
<b>XX</b>	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
<b>XX</b>	The HUD - approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
<b>NA</b>	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
<b>XX</b>	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
<b>NA</b>	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
<b>NA</b>	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
<b>NA</b>	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
<b>NA</b>	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
<b>NA</b>	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
<b>XX</b>	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF	Annual Plan: Community

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	agency	Service & Self - Sufficiency
XX	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self - Sufficiency
NA	Most recent self - sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self - Sufficiency
XX	The most recent Public Housing Drug Elimination Program (PHDEP) semi - annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
XX	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the result of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
NA	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
XX	RASS Follow - Up Plan Documents	
XX	Voluntary Conversion Documents	

## **1. Statement of Housing Needs**

[24 CFR Part 903.79(a)]

### **A. Housing Needs of Families in the Jurisdiction/s Served by the PHA**

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income ≤ 30% of AMI	7.74%	4	5	4	1	2	1
Income > 30% but ≤ 50% of AMI	16.89%	4	5	4	1	2	1
Income > 50% but < 80% of AMI	7.75%	5	5	4	1	2	1
Elderly	56.25%	5	5	5	5	5	1
Families with Disabilities							
Race/Ethnicity							
Race/Ethnicity							

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Race/Ethnicity							
Race/Ethnicity							

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- ☒ Consolidated Plan of the Jurisdiction/s  
Indicate year: 2000
- ☐ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- ☐ American Housing Survey data  
Indicate year:
- ☒ Other housing market study  
Indicate year: 2001
- ☐ Other sources: (list and indicate year of information)

## B. Housing Needs of Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA - wide waiting list administered by the PHA.** PHA may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	76		160
Extremely low income $\leq 30\%$ AMI	72	94	

Housing Needsof FamiliesontheWaitingList			
Verylowincome (>30%but<=50% AMI)	4	5	
Lowincome (>50%but<80% AMI)	-0-	-0-	
Familieswith children	35	46	
Elderlyfamilies	13	17	
Familieswith Disabilities	14	18	
Race/ethnicity	51Black	67	
Race/ethnicity	25White	32	
Race/ethnicity			
Race/ethnicity			
Characteristicsby BedroomSize (PublicHousing Only)			
1BR	32		
2BR	37		
3BR	3		
4BR	4		
5BR			
5+BR			
Isthewaitinglistclosed(selectone)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Ifyes: Howlonghasitbeenclosed(#ofmonths)? DoesthePHAexpecttoreopenhelistinthePHAPlanyear? <input type="checkbox"/> No <input type="checkbox"/> Yes DoesthePHApermitspecificcategoriesoffamiliesontothewaitinglist,eveni f generallyclosed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

HousingNeedsofFamiliesontheWaitingList			
Waitinglisttype:(selectone)			
<input checked="" type="checkbox"/> Section8tenant -basedassistance <input type="checkbox"/> PublicHousing <input type="checkbox"/> CombinedSection8andPublicHousing <input type="checkbox"/> PublicHousingSite -Basedorsub -jurisdictionalwaitinglist(optional) Ifused,identifywhichdevelopment/subjurisdiction:			
	#offamilies	%oftotalfamilies	AnnualTurnover
Waitinglisttotal	200		12
Extremelylow income<=30%AMI	104	52	
Verylowincome (>30%but<=50%AMI)	80	40	
Lowincome (>50%but<80%AMI)	16	8	
Familieswith children	130	65	
Elderlyfamilies	40	20	
Familieswith Disabilities	30	15	
Race/ethnicity(b)	164	82	
Race/ethnicity(w)	36	18	
Race/ethnicity			
Race/ethnicity			
Characteristicsby BedroomSize (PublicHousing Only)			
1BR			
2BR			
3BR			
4BR			
5BR			
5+BR			

### Housing Needs of Families on the Waiting List

Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes
---

### C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

#### (1) Strategies

#### **Need: Shortage of affordable housing for all eligible populations**

#### **Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- ☒ Employ effective maintenance and management policies to minimize the number of public housing units off -line
- ☒ Reduce turnover time for vacated public housing units
- ☒ Reduce time to renovate public housing units
- ☐ Seek replacement of public housing units lost to the inventory through mixed financed development
- ☒ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☒ Maintain or increase section 8 lease -uprates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☐ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ☐ Maintain or increase section 8 lease -uprates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☒ Maintain or increase section 8 lease -uprates by effectively screening Section 8 applicants to increase owner acceptance of program
- ☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☐ Other (list below)



**Strategy 2: Increase the number of affordable housing units by:**

Select all that apply

- ☒ Apply for additional section 8 units should they become available
- ☒ Leverage affordable housing resources in the community through the creation of mixed -finance housing
- ☒ Pursue housing resources other than public housing or Section 8 tenant -based assistance.
- ☐ Other: ( list below)

**Need: Specific Family Types: Families at or below 30% of median****Strategy 1: Target available assistance to families at or below 30% of AMI**

Select all that apply

- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant -based section 8 assistance
- ☐ Employ admissions preferences aimed at families with the economic hardships
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

**Need: Specific Family Types: Families at or below 50% of median****Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

- ☒ Employ admissions preferences aimed at families who are working
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

**Need: Specific Family Types: The Elderly****Strategy 1: Target available assistance to the elderly:**

Select all that apply

- ☐ Seek designation of public housing for the elderly
- ☐ Apply for special -purpose voucher targeted to the elderly, should they become available
- ☐ Other: (list below)

**Need: Specific Family Types: Families with Disabilities**

**Strategy1: TargetavailableassistancetoFamilieswithDisabilities:**

Selectallthatapply

- ☐ Seekdesignationofpublichousingforfamilieswithdisabilities
- ☐ CarryoutthemodificationsneededinpublichousingbasedontheSection504 NeedsAssessmentforPublicHousing
- ☐ Applyforspecial -purposevoucher targetedtofamilieswithdisabilities, shouldtheybecomeavailable
- ☒ Affirmativelymarketto localnon -profitagencies thatassistfamilieswith disabilities
- ☐ Other:(listbelow)

**Need:SpecificFamilyTypes:Racesorethnicitieswithdisproportionatehousing needs****Strategy1:IncreaseawarenessofPHAresourcesamongfamiliesofracesand ethnicitieswithdisproportionateneeds:**

Selectifapplicable

- ☐ Affirmativelymarkettoraces/ethnicities shown to have disproportionate housingneeds
- ☐ Other:(listbelow)

**Strategy2:Conductactivities toaffirmatively furtherfairhousing**

Selectallthatapply

- ☐ CounselSection8tenantsastolocationofunitsoutsideofareasofpovertyor minorityconcentrationandassist themtolocatethoseunits
- ☐ MarkettheSection8programtoownersoutsideofareasofpoverty/minority concentrations
- ☐ Other:(listbelow)

**OtherHousingNeeds&Strategies:(listneedsandstrategiesbelow)****(2)ReasonsforSelectingStrategies**

Ofthefactorslistedbelow,selectallthatinfluencedthePHA'sselectionofthe strategiesitwillpursue:

- ☒ Fundingconstraints
- ☒ Staffingconstraints
- ☐ Limitedavailabilityofsitesforassistedhousing
- ☐ Extenttowhichparticularhousingneedsaremetbyotherorganizationsinthe community

- ☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- ☐ Influence of the housing market on PHA programs
- ☐ Community priorities regarding housing assistance
- ☐ Results of consultation with local or state government
- ☐ Results of consultation with residents and the Resident Advisory Board
- ☐ Results of consultation with advocacy groups
- ☐ Other: (list below)

## **2. Statement of Financial Resources**

[24CFR Part 903.79(b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant -based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing support services, Section 8 tenant -based assistance, Section 8 support services or other.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2003 grants)</b>		
a) Public Housing Operating Fund	926,602.00	
b) Public Housing Capital Fund	892,241.00	
c) HOPE VI Revitalization	-0-	
d) HOPE VI Demolition	-0-	
e) Annual Contributions for Section 8 Tenant -Based Assistance	292,000.00	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	-0-	
g) Resident Opportunity and Self - Sufficiency Grants	-0-	
h) Community Development Block Grant	-0-	
i) HOME	-0-	
Other Federal Grants (list below)	-0-	
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
2001 Capital Fund Program	-0-	
2002 Capital Fund Program	593,164.00	

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
HOPEVI Demolition funds	64,581.00	
<b>3. Public Housing Dwelling Rental Income</b>	965,000.00	
<b>Excess Utilities</b>	55,000.00	
<b>4. Other income</b> (list below)		
Interest	10,000.00	
<b>Misc. Other Income</b>	86,000.00	
<b>4. Non -federal sources</b> (list below)		
<b>Total resources</b>	3,884,585.00	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24CFR Part 903.79(c)]

#### **A. Public Housing**

Exemptions: PHAsth atdonotadministerpublichousingarenotrequiredto completesubcomponent 3A.

##### **(1) Eligibility**

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- ☐ When families are within a certain number of being offered a unit: (state number)
- ☐ When families are within a certain time of being offered a unit: (state time)
- ☒ Other: **At time application is taken.**

b. Which non -income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- ☒ Criminal or Drug -related activity
- ☒ Rental history
- ☐ Housekeeping
- ☐ Other (describe)

c. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. ☐ Yes ☒ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

- e. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC authorized source) -

## **(2) Waiting List Organization**

- a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- ☒ Community-wide list  
☐ Sub-jurisdictional lists  
☐ Site-based waiting lists  
☐ Other (describe)

- b. Where may interested persons apply for admission to public housing?

- ☒ PHA main administrative office  
☐ PHA development site management office  
☐ Other (list below)

- c. If the PHA plan to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

**NONE**

2. ☐ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously HUD-approved site-based waiting list plan)?  
If yes, how many lists?

3. ☐ Yes ☐ No: May families be on more than one list simultaneously?  
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- ☐ PHA main administrative office  
☐ All PHA development management offices  
☐ Management offices at developments with site-based waiting lists  
☐ At the development to which they would like to apply  
☐ Other (list below)

## **(3) Assignment**

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- ☒ One  
☐ Two  
☐ Three or More

b. ☒ Yes ☐ No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

#### **(4) Admissions Preferences**

a. Income targeting:

- ☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfer take precedence over new admissions? (list below)

- ☒ Emergencies  
☐ Overhoused  
☒ Underhoused  
☒ Medical justification  
☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)  
☐ Resident choice: (state circumstances below)  
☐ Other: (list below)

c. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)  
☐ Victims of domestic violence  
☐ Substandard housing

- ☐ Homelessness
- ☐ Highrentburden(rentis>50percentofincome)

Otherpreferences:(selectbelow)

- ☒ Workingfamiliesandthoseunabletoworkbecauseofageordisability
- ☐ Veteransandveterans'families
- ☐ Residentswholiveand/orworkinthejurisdiction
- ☐ Thoseenrolledcurrentlyineducational,train ing,orupwardmobilityprograms
- ☐ Householdsthatcontributetomeetingincomegoals(broadrangeofincomes)
- ☐ Householdsthatcontributetomeetingincomerequirements(targeting)
- ☐ Thosepreviouslyenrolledineducational,training,orupwardmobility programs
- ☐ Victimsofreprisalsorhatecrimes
- ☐ Otherpreference(s)(listbelow)

3.IfthePHAwillemployadmissionspreferences,pleaseprioritizebyplacinga“1”in thespacethatrepresentsyourfirstpriority,a“2”intheboxrepresentingyoursecond priority,andsoon.Ifyougiveequalweighttooneormoreofthesechoices(either throughanabsolutehierarchyorthroughapointsystem),placethesamenumbert next toeach.Thatmeansyoucanuse“1”morethanonce,“2”morethanonce,etc.

1DateandTime

FormerFederalpreferences:

InvoluntaryDisplacement(Disaster,GovernmentAction,ActionofHousing Owner,Inaccessibility,PropertyDi sposition)  
Victimsofdomesticviolence  
Substandardhousing  
Homelessness  
Highrentburden

Otherpreferences(selectallthatapply)

- ☒ Workingfamiliesandthoseunabletoworkbecauseofageordisability
- ☐ Veteransandveterans'families
- ☐ Residentswholiveand/orworkinthejurisdiction
- ☐ Thoseenrolledcurrentlyineducational,training,orupwardmobilityprograms
- ☐ Householdsthatcontributetomeetingincomegoals(broadrangeofincomes)
- ☐ Householdsthatcontributetomeetingincomerequirements(targeting)
- ☐ Thosepreviouslyenrolledineducational,training,orupwardmobility programs
- ☐ Victimsofreprisalsorhatecrimes
- ☐ Otherpreference(s)(listbelow)

4. Relationship of preferences to income targeting requirements:

- ☐ The PHA applies preferences within income tiers  
☐ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

**(5) Occupancy**

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- ☒ The PHA - resident lease  
☒ The PHA's Admissions and (Continued) Occupancy policy  
☒ PHA briefing seminars or written materials  
☒ Other source (list)

**Resident Handbook**

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- ☒ At an annual reexamination and lease renewal  
☒ Anytime family composition changes  
☒ At family request for revision  
☒ Other (list)

**When there is a loss or addition to the family group of another member who should become leasee or has income.**

**(6) Deconcentration and Income Mixing**

- a. ☐ Yes ☒ No: Did the PHA's analysis of its family (general occupancy) development(s) to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?
- b. ☐ Yes ☒ No: Does the PHA have any general occupancy (family) public housing development(s) covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- c. ☐ Yes ☒ No: Do any of these covered development(s) have average incomes above or below 85% to 115% of the average incomes of all such development(s)?  
If no, this section is complete.

If yes, list these development(s) as follows:

- d. ☐ Yes ☒ No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?



e. If the answer to d was yes, what changes were adopted? (select all that apply)

- ☐ Adoption of site-based waiting lists  
If selected, list targeted developments below:
- ☐ Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:
- ☐ Employing new admission preferences at targeted developments  
If selected, list targeted developments below:
- ☐ Other (list policies and developments targeted below)

f. ☐ Yes ☒ No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

g. If the answer to d was yes, how would you describe these changes? (select all that apply)

- ☐ Additional affirmative marketing
- ☐ Actions to improve the marketability of certain developments
- ☐ Adoption or adjustment of ceiling rents for certain developments
- ☐ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- ☐ Other (list below)

h. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- ☐ Not applicable: results of analysis did not indicate a need for such efforts
- ☐ List (any applicable) developments below:

i. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- ☐ Not applicable: results of analysis did not indicate a need for such efforts
- ☐ List (any applicable) developments below:

## B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

### **(1) Eligibility**

a. What is the extent of screening conducted by the PHA? (select all that apply)

- ☒ Criminal or drug -related activity only to the extent required by law or regulation
- ☐ Criminal and drug -related activity, more extensively than required by law or regulation
- ☐ More general screening than criminal and drug -related activity (list factors below)
- ☐ Other (list below)

b. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. ☐ Yes ☒ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC - authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- ☒ Criminal or drug -related activity
- ☒ Other (describe below)

**Payment history, housekeeping .**

### **(2) Waiting List Organization**

a. With which of the following program waiting lists is the section 8 tenant -based assistance waiting list merged? (select all that apply)

- ☒ None
- ☐ Federal public housing
- ☐ Federal moderate rehabilitation
- ☐ Federal project -based certificate program
- ☐ Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant -based assistance? (select all that apply)

- ☒ PHA main administrative office
- ☐ Other (list below)

### **(3) Search Time**

- a. ☒ Yes ☐ No: Does the PHA give extensions on standard 60 -day period to search for a unit?

If yes, state circumstances below: **1. In need of a larger unit – these are in limited supply; 2. Applicant can justify they cannot find an appropriate unit to meet their needs; and 3. Affordability is an issue.**

#### **(4) Admissions Preferences**

a. Income targeting

- ☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)  
☐ Victims of domestic violence  
☐ Substandard housing  
☐ Homelessness  
☐ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability  
☐ Veterans and veterans' families  
☐ Residents who live and/or work in your jurisdiction  
☐ Those enrolled currently in educational, training, or upward mobility programs  
☐ Household that contribute to meeting income goals (broad range of incomes)  
☐ Household that contribute to meeting income requirements (targeting)  
☐ Those previously enrolled in educational, training, or upward mobility programs  
☐ Victims of reprisals or hate crimes  
☒ Other preference(s) (list below)

**High rent burden (rent + utility costs are > 31% of income).**

3.If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

2      Date and Time

Former Federal preferences

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

Victims of domestic violence

Substandard housing

Homelessness

1      High rent burden

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

4. Among applicants on the waiting list with the equal preference status, how are applicants selected? (select one)

- ☒ Date and time of application
- ☐ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- ☐ This preference has previously been reviewed and approved by HUD
- ☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- ☐ The PHA applies preferences within income tiers
- ☐ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

#### **(5) Special Purpose Section 8 Assistance Programs**

a. In which documents or other reference materials are the policies governing eligibility, selection, and admission to any special -purpose section 8 program administered by the PHA contained? (select all that apply)

- ☐ The Section 8 Administrative Plan
- ☐ Briefing sessions and written materials
- ☐ Other (list below)

b. How does the PHA announce the availability of any special -purpose section 8 programs to the public?

- ☐ Through published notices
- ☐ Other (list below)

#### **4. PHA Rent Determination Policies**

[24 CFR Part 903.79(d)]

##### **A. Public Housing**

Exemptions: PHA that do not administer public housing are not required to complete sub -component 4A.

##### **(1) Income Based Rent Policies**

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- ☐ The PHA will not employ any discretionary rent -setting policies for income based rent in public housing. Income -based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub -component (2))

---or---

- ☒ The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0  
☐ \$1-\$25  
☒ \$26-\$50

2. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below :

c. Rents set at less than 30% than adjusted income

1. ☐ Yes ☒ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- ☐ For the earned income of a previously unemployed household member  
☐ For increases in earned income  
☐ Fixed amount (other than general rent -setting policy)

If yes, state amount/s and circumstances below:

- ☐ Fixed percentage (other than general rent -setting policy)  
If yes, state percentage/s and circumstances below :

- ☐ For household heads  
☐ For other family members  
☐ For transportation expenses  
☐ For the non -reimbursed medical expenses of non -disabled or non -elderly families  
☐ Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- ☐ Yes for all developments
- ☐ Yes but only for some developments
- ☒ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- ☐ For all developments
- ☐ For all general occupancy developments (not elderly or disabled or elderly only)
- ☐ For specified general occupancy developments
- ☐ For certain parts of developments; e.g., the high-rise portion
- ☐ For certain size units; e.g., larger bedroom sizes
- ☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- ☐ Market comparability study
- ☐ Fair market rents (FMR)
- ☐ 95<sup>th</sup> percentile rents
- ☐ 75 percent of operating costs
- ☐ 100 percent of operating costs for general occupancy (family) developments
- ☐ Operating costs plus debt service
- ☐ The "rental value" of the unit
- ☐ Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- ☐ Never
- ☒ At family option
- ☐ Anytime the family experiences an income increase
- ☐ Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) \_\_\_\_\_
- ☒ Other (list below)

**When there is a reduction in income that would result in reduced rent.**

g. ☐ Yes ☒ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

## **(2) Flat Rents**

1. In setting the market -based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- ☐ These citation 8 rent reasonableness study of comparable housing
- ☒ Survey of rents listed in local newspaper
- ☒ Survey of similar unassisted units in the neighborhood
- ☒ Other (list/describe below)

**Fair Market Rents**

## **B. Section 8 Tenant -Based Assistance**

Exemptions: PHA that do not administer Section 8 tenant -based assistance are not required to complete sub -component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### **(1) Payment Standards**

Describe the voucher payment standards and policies .

a. What is the PHA's payment standard? (select the category that best describes your standard)

- ☐ At or above 90% but below 100% of FMR
- ☒ 100% of FMR
- ☐ Above 100% but at or below 110% of FMR
- ☐ Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- ☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ The PHA has chosen to serve additional families by lowering the payment standard
- ☐ Reflects market or submarket
- ☐ Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- ☐ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ Reflects market or submarket
- ☐ To increase housing options for families
- ☐ Other (list below)



d. How often are repayment standards reevaluated for adequacy? (select one)

- ☒ Annually  
☐ Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- ☒ Success rates of assisted families  
☒ Rent burdens of assisted families  
☐ Other (list below)

## **(2) Minimum Rent**

a. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0  
☐ \$1-\$25  
☒ \$26-\$50

b. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

## **5. Operations and Management**

[24 CFR Part 903.79(e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

## **EXEMPT**

### **A. PHA Management Structure**

Describe the PHA's management structure and organization.

(select one)

- ☐ An organization chart showing the PHA's management structure and organization is attached.  
☐ A brief description of the management structure and organization of the PHA follows:

### **B. HUD Programs Under PHA Management**

— List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs (list individually)		

### **C. Management and Maintenance Policies**

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (list below)

## **6. PHA Grievance Procedures**

[24 CFR Part 903.79(f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6.  
Section 8 - Only PHAs are exempt from sub -component 6A.

## EXEMPT

### A. Public Housing

1. ☐ Yes ☐ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA offices should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- ☐ PHA main administrative office  
☐ PHA development management offices  
☐ Other (list below)

### B. Section 8 Tenant -Based Assistance

1. ☐ Yes ☐ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant -based assistance program and informal hearing procedures for families assisted by the Section 8 tenant -based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA offices should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- ☐ PHA main administrative office  
☐ Other (list below)

## 7. Capital Improvement Needs

[24 CFR Part 903.79(g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

### A. Capital Fund Activities

Exemptions from sub -component 7A: PHA that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

### (1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long -term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual

Statement tables provided in the table library at the end of the PHA Plan template  
option, by completing and attaching a properly updated HUD -52837.

**OR**, at the PHA's

Select one:

☒ The Capital Fund Program Annual Statement is provided as an attachment to  
the PHA Plan as Attachment (state name) **NC016C01**

-or-

☐ The Capital Fund Program Annual Statement is provided below: (if selected,  
copy the CFP Annual Statement from the Table Library and insert there)

### **(2) Optional 5 -Year Action Plan**

Agencies are encouraged to include a 5 -Year Action Plan covering capital work items. This statement  
can be completed by using the 5 Year Action Plan table provided in the table library at the end of the  
PHA Plan template **OR** by completing and attaching a properly updated HUD -52834.

a. ☐ Yes ☒ No: Is the PHA providing an optional 5 -Year Action Plan for the  
Capital Fund? (if no, skip to sub -component 7B)

b. If yes to question a, select one:

☐ The Capital Fund Program 5 -Year Action Plan is provided as an attachment to  
the PHA Plan as Attachment (state name)

-or-

☐ The Capital Fund Program 5 -Year Action Plan is provided below: (if selected,  
copy the CFP Optional 5 Year Action Plan from the Table Library and insert  
here)

## **B. HOPE VI and Public Housing Development and Replacement Activities (Non -Capital Fund)**

Applicability of sub -component 7B: All PHAs administering public housing. Identify any approved  
HOPE VI and/or public housing development or replacement activities not described in the Capital Fund  
Program Annual Statement.

☐ Yes ☒ No: a) Has the PHA received a HOPE VI revitalization grant? (if no,  
skip to question c; if yes, provide responses to question b for  
each grant, copying and completing as many times as necessary)  
b) Status of HOPE VI revitalization grant (complete one set of  
questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- ☐ Revitalization Plan under development  
☐ Revitalization Plans submitted, pending approval  
☐ Revitalization Plan approved  
☐ Activities pursuant to an approved Revitalization Plan underway

☐ Yes ☒ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

☐ Yes ☒ No: d) Will the PHA be engaging in any mixed -financed development activities for public housing in the Plan year?

If yes, list developments or activities below:

☒ Yes ☐ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

**We hope to begin investigating the feasibility of redeveloping the Lincoln Park site (NC016 -09).**

## **8. Demolition and Disposition**

[24 CFR Part 903.79(h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)

### 2. Activity Description

☐ Yes ☐ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name:
1b. Development (project) number:

2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

## **9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities**

[24 CFR Part 903.79(i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)
2. Activity Description  
☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 10. If "No", complete the Activity Description table below.

### **Designation of Public Housing Activity Description**

1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
Occupancy by only the elderly	<input type="checkbox"/>
Occupancy by families with disabilities	<input type="checkbox"/>
Occupancy by only elderly families and families with disabilities	<input type="checkbox"/>
3. Application status (select one)	
Approved; included in the PHA's Designation Plan	<input type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)	
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously -approved Designation Plan?	
6. Number of units affected:	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	

## 10. Conversion of Public Housing to Tenant -Based Assistance

[24CFR Part 903.79(j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

### A. Assessment of Reasonable Revitalization Pursuant to section 202 of the HUD FY1996 HUD Appropriations Act

1. ☐ Yes ☒ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)
2. Activity Description  
☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

#### Conversion of Public Housing Activity Description

1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD - approved Conversion Plan underway	
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)	

**B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937**

**C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937**

## **11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.79(k)]

### **A. Public Housing**



1. ☐ Yes ☒ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z -4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 12. If "No", complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPEI <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

**B. Section 8 Tenant Based Assistance**

1. ☐ Yes ☒ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

- ☐ Yes ☐ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- ☐ 25 or fewer participants  
☐ 26- 50 participants  
☐ 51 to 100 participants  
☐ more than 100 participants

b. PHA -established eligibility criteria

- ☐ Yes ☐ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

## **12. PHA Community Service and Self -sufficiency Programs**

[24 CFR Part 903.79(l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8 -Only PHAs are not required to complete sub -component C.

### **EXEMPT**

#### **A. PHA Coordination with the Welfare (TANF) Agency**

1. Cooperative agreements:

- ☐ Yes ☐ No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed?

DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- ☐ Client referrals
- ☐ Information sharing regarding mutual clients (for rent determinations and otherwise)
- ☐ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- ☐ Jointly administer programs
- ☐ Partner to administer a HUD Welfare-to-Work voucher program
- ☐ Joint administration of other demonstration program
- ☐ Other (describe)

**B. Services and programs offered to residents and participants**

**(1) General**

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- ☐ Public housing rent determination policies
- ☐ Public housing admissions policies
- ☐ Section 8 admissions policies
- ☐ Preference in admission to section 8 for certain public housing families
- ☐ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- ☐ Preference/eligibility for public housing homeownership option participation
- ☐ Preference/eligibility for section 8 homeownership option participation
- ☐ Other policies (list below)

b. Economic and Social self-sufficiency programs

- ☐ Yes ☐ No: Does the PHA coordinate, promote or provide any program to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self-Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office/ PHA main office/ other provider name)	Eligibility (public housing or section 8 participants or both)

## (2) Family Self Sufficiency program/s

### a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

- b. ☐ Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?  
If no, list steps the PHA will take below:

## C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- ☐ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- ☐ Informing residents of new policy on admission and reexamination
- ☐ Actively notifying residents of new policy at times in addition to admission and reexamination.
- ☐ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- ☐ Establishing a protocol for exchange of information with all appropriate TANF agencies
- ☐ Other: (list below)

**D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937**

### **13. PHA Safety and Crime Prevention Measures**

[24CFR Part 903.79(m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub component D.

### **EXEMPT**

#### **A. Need for measures to ensure the safety of public housing residents**

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- ☐ High incidence of violent and/or drug -related crime in some or all of the PHA's developments
- ☐ High incidence of violent and/or drug -related crime in the area surrounding or adjacent to the PHA's developments
- ☐ Residents fearful for their safety and/or the safety of their children
- ☐ Observed lower -level crime, vandalism and/or graffiti
- ☐ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug -related crime
- ☐ Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- ☐ Safety and security survey of residents
- ☐ Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- ☐ Analysis of cost trends over time for repair of vandalism and removal of graffiti

- ☐ Resident reports
- ☐ PHA employee reports
- ☐ Police reports
- ☐ Demonstrable, quantifiable success with previous or ongoing anti crime/anti drug programs
- ☐ Other (describe below)

3. Which developments are most affected? (list below)

### **B. Crime and Drug Prevention activities the PHA has undertaken or plan to undertake in the next PHA fiscal year**

1. List the crime prevention activities the PHA has undertaken or plan to undertake: (select all that apply)

- ☐ Contracting with outside and/or resident organizations for the provision of crime- and/or drug -prevention activities
- ☐ Crime Prevention Through Environmental Design
- ☐ Activities targeted to at -risk youth, adults, or seniors
- ☐ Volunteer Resident Patrol/Block Watchers Program
- ☐ Other (describe below)

2. Which developments are most affected? (list below)

### **C. Coordination between PHA and the police**

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- ☐ Police involvement in development, implementation, and/or ongoing evaluation of drug -elimination plan
- ☐ Police provide crime data to housing authority staff for analysis and action
- ☐ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- ☐ Police regularly testify in and otherwise support eviction cases
- ☐ Police regularly meet with the PHA management and residents
- ☐ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- ☐ Other activities (list below)

2. Which developments are most affected? (list below)

### **D. Additional information as required by PHDEP/PHDEP Plan**

PHA eligible for FY2000 PHDEP funds must provide a PHDEP Plan meeting specifications required by HUD. PHA must provide a PHDEP Plan meeting specifications required by HUD.

- ☐ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- ☐ Yes ☐ No: Has the PHA included the PHDEP Plan for FY2000 in this PHA Plan?
- ☐ Yes ☐ No: This PHDEP Plan is an Attachment. (Attachment Filename: \_\_)

#### **14. RESERVED FOR PET POLICY**

[24CFR Part 903.79(n)]

**Key components of the Salisbury Housing Authority's Pet Policy include:**

- **Payment of a non-refundable \$150 pet fee for each dog and cat.**
- **Pets allowed included dogs, cats, birds in cages, fish in aquariums, hamsters, guinea pigs and gerbils.**
- **A maximum of two pets are allowed; however, combinations of two dogs, two cats or a dog and a cat are not allowed.**
- **Dogs or cats are not to exceed 30 pounds in weight or 15 inches in height at the shoulders.**
- **Residents must identify an alternate custodian for pets in the event of resident illness or absence from the dwelling unit.**
- **Renters must comply fully with the approved pet policy or be subject to losing their pet or eviction.**

#### **15. Civil Rights Certifications**

[24CFR Part 903.79(o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

#### **16. Fiscal Audit**

[24CFR Part 903.79(p)]

1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?  
(If no, skip to component 17.)
2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
3. ☒ Yes ☐ No: Were there any findings as the result of that audit?
4. ☒ Yes ☐ No: If there were any findings, do any remain unresolved?  
If yes, how many unresolved findings remain? 2

5. ☐ Yes ☒ No: Have responses to any unresolved findings been submitted to HUD?  
If not, when are they due (state below)?  
No responses have been requested yet from HUD. Once responses are requested they will be sent as soon as possible.



## **17.PHA Asset Management**

[24CFR Part 903.79(q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component.  
High performing and small PHAs are not required to complete this component.

### **EXEMPT**

1. ☐ Yes ☐ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)  
☐ Not applicable  
☐ Private management  
☐ Development-based accounting  
☐ Comprehensive stock assessment  
☐ Other: (list below)
3. ☐ Yes ☐ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

## **18. Other Information**

[24CFR Part 903.79(r)]

### **A. Resident Advisory Board Recommendations**

1. ☐ Yes ☒ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)  
☐ Attached as Attachment (Filename)  
☐ Provided below:
3. In what manner did the PHA address those comments? (select all that apply)  
☐ Considered comments, but determined that no changes to the PHA Plan were necessary.  
☐ The PHA changed portions of the PHA Plan in response to comments  
List changes below:

☐ Other:(listbelow)

**B.DescriptionofElectionprocessforResident sonthePHABoard**

1. ☐ Yes ☒ No: DoesthePHAmeeettheexemptioncriteriaprovidedsection 2(b)(2)oftheU.S.HousingActof1937?(Ifno,continuetto question2;ifyes,skiptosub -componentC.)
2. ☐ Yes ☒ No: WastheresidentwhoservesonthePHABoardelectdbythe residents?(Ifyes,continuettoquestion3;ifno,skiptosub - componentC.)

**3.DescriptionofResidentElectionProcess**

**a.Nominationofcandidatesforplace ontheballot:(selectallthatapply)**

- ☐ Candidateswerenominatedbyresidentandassistedfamilyorganizations
- ☒ CandidatescouldbenominatedbyanyadultrecipientofPHAassistance
- ☐ Self-nomination:CandidatesregisteredwiththePHAandrequestedaplacoon ballot
- ☐ Other:(describe)

**b.Eligiblecandidates:(selectone)**

- ☐ AnyrecipientofPHAassistance
- ☒ AnyheadofhouseholdreceivingPHAassistance
- ☐ AnyadultrecipientofPHAassistance
- ☐ Anyadultmemberofaresidentorassistedfamilyorganization
- ☐ Other(list)

**c.Eligiblevoters:(selectallthatapply)**

- ☐ AlladultrecipientsofPHAassistance(publichousingandsection8tenant - basedassistance)
- ☒ RepresentativesofallPHAreidentandassistedfamilyorganizations
- ☐ Other(list)

**C.StatementofConsistencywiththeConsolidatedPlan**

Foreacha plicableConsolidatedPlan,makethefollowingstatement(copyquestionsasmanytimesas necessary).

1.ConsolidatedPlanjurisdiction:(providenamehere)

2.ThePHAhastakenthefollowingstepsensureconsistencyofthisPHAPlanwith theConsolidatedPlanforthejurisdiction:(selectallthatapply)

- ☒ ThePHAhasbaseditsstatementofneedsoffamiliesinthejurisdictiononthe needsexpressedintheConsolidatedPlan/s.
- ☒ ThePHAhasparticipatedinanycons ultationprocessorganizedandofferedby theConsolidatedPlanagencyinthedevelopmentoftheConsolidatedPlan.
- ☒ ThePHAhasconsultedwiththeConsolidatedPlanagencyduringthe developmentofthisPHAPlan.
- ☒ ActivitiestobeundertakenbythePHAinthecomingyearareconsistentwith theinitiativescontainedintheConsolidatedPlan.(listbelow)
- ☐ Other:(listbelow)

4.TheConsolidatedPlanofthejurisdictionsupportsthePHAPlanwiththefol lowing actionsandcommitments:(describebelow)

#### **D.OtherInformationRequiredbyHUD**

Use this section to provide any additional information requested by HUD.

## **Attachments**

Use this section to provide any additional attachments referenced in the Plans.

**Nc016a02-Admission Policy for Deconcentration**

**nc016b02 -2003 Capital Fund Annual Statement**

**nc016c02 –Comments of Resident Advisory Board**

**nc016d02 –2000 Capital Fund Program Final Performance & Evaluation Report and Revision**

**nc016e02 –2001 Capital Fund Program Performance & Evaluation Report and Revision**

**nc016f02 –2002 Capital Fund Program Performance & Evaluation Report and Revision**

**nc016g02 –Resident Advisory Board Member List**

**nc016h02 –Project -Based Assistance Statement**

**nc016i02 –5 -Year Plan Progress Statement**

**nc016j02 –Definition of Significant Amendment & Substantial Deviation/Modification**

**ADMISSIONPOLICYFORDECONCENTRATION**

TheHousingAuthoritywillmakeeveryefforttodeconcentratefamiliesofcertainincomecharacteristicswithintheAuthoritydevelopment.Toachieve this,theHousingAuthoritywillofferincentivesforeligiblefamilieshavinghigherincomestooccupydwellingunitsinprojectspredominantlyoccupied byeligiblefamilieshavinglowerincomesinprojectspredominantlyoccupiedbyeligiblefamilieshavinglowerincomes,andprovideforoccupancyof eligiblefamilieshavinglowerincomesinprojectspredominantlyoccupiedbyeligiblefamilieshavinghigherincomes.IncentivesbytheHousing Authorityallowfortheeligiblefamilytohavethesole discretionindeterminingwhethertoaccepttheincentiveandtheHousingAuthoritywillnottake anyadverseactiontowardanyeligiblefamilyforchoosingnottoaccepttheseincentives.Theskippingofafamilyonthewaitinglistto reachanother familytoimplementthisDeconcentrationPolicyshallnotbeconsideredanadverseaction.Assuch,theHousingAuthoritywillcontinuetoaaccept applicationsandplacetheindividualsonawaitinglist.Selectionwillbebasedonacombinationofthelocalpreferencesandanincometargetmix.

TheHousingAuthoritywilltracktheincomemixwithineachprojectasanefforttoavoidaconcentrationofhigherorlowerincomefamiliesinanyone buildingordevelopment.

**SEEPAGE21OftheAnnualPlanforthecompletedTemplatequestionsregardingthisPolicy**

ATTACHMENTnc016b02

## CAPITAL FUND PROGRAM TABLES START HERE

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> The Housing Authority of the City of Salisbury, NC		<b>Grant Type and Number</b> Capital Fund Program Grant No: NC19PO1650103 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> 2003
<input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no: )</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non - CFP Funds				
2	1406 Operations (\$178,448.20 = Max.) 20%	150,000.00			
3	1408 Management Improvements	71,500.00			
4	1410 Administration (\$89,224.10 = Max. 10%)	89,224.10			
5	1411 Audit	500.00			
6	1415 Liquidated Damages	--			
7	1430 Fees and Costs	20,000.00			
8	1440 Site Acquisition	--			
9	1450 Site Improvement	50,000.00			
10	1460 Dwelling Structures	443,016.90			
11	1465.1 Dwelling Equipment — Nonexpendable	36,000.00			
12	1470 Non Dwelling Structures	5,000.00			
13	1475 Non Dwelling Equipment	25,000.00			
14	1485 Demolition	--			
15	1490 Replacement Reserve	--			
16	1492 Moving to Work Demonstration	--			
17	1495.1 Relocation Costs	--			
18	1499 Development Activities	2,000.00			
19	1501 Collateralization or Debt Service	--			
20	1502 Contingency	--			
21	Amount of Annual Grant: (sum of lines 2 – 20)	892,241.00			
22	Amount of line 21 Related to LBP Activities	-0-			

**AnnualStatement/PerformanceandEvaluationReport****CapitalFundProgram andCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)PartI:Summary**

<b>PHAName:</b> TheHousingAuthorityoftheCityof Salisbury,NC		<b>GrantTypeandNumber</b> CapitalFundProgramGrantNo: NC19PO1650103 ReplacementHousingFactorGrantNo:		<b>FederalFYofGrant:</b> 2003	
<input checked="" type="checkbox"/> OriginalAnnualStatement <input type="checkbox"/> ReserveforDisasters/Emergencies <input type="checkbox"/> RevisedAnnualStatement(revisionno: ) <input type="checkbox"/> PerformanceandEvaluationReportforPeriod Ending: <input type="checkbox"/> FinalPerformanceandEvaluationReport					
<b>Lin e No.</b>	<b>SummarybyDevelopmentAccount</b>	<b>TotalEstimatedCost</b>		<b>TotalActualCost</b>	
		<b>Original</b>	<b>Revised</b>	<b>Obligated</b>	<b>Expended</b>
23	Amountoffline21RelatedtoSection504compliance	-0-			
24	Amountoffline21RelatedtoSecurity –SoftCosts	40,000.00			
25	AmountofLine21RelatedtoSecurity –HardCosts	-0-			
26	Amountoffline21RelatedtoEnergyConservationMeasures	60,000.00			

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
<b>PHA Name: Housing Authority of the City of Salisbury, NC</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>NC19PO150103</b> Replacement Housing Factor Grant No:				<b>Federal FY of Grant: 2003</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>OPERATIONS</u>							
PHA-Wide	Operations	1406	520	150,000.00				
	<b>SUBTOTAL</b>			<b>150,000.00</b>				
PHA-Wide	<b>MANAGEMENT IMPROVEMENTS</b>	1408						
	FSS Program			5,000.00				
	Security Lighting			10,000.00				
	Staff/Resident Training			5,000.00				
	Resident Services			20,000.00				
	Computer Software			500.00				
	Law Enforcement			30,000.00				
	Misc. Management Improvements			1,000.00				
	<b>SUBTOTAL</b>			<b>71,500.00</b>				
PHA-Wide	<u>ADMINISTRATION</u>	1410		<b>89,224.10</b>				
	<b>SUBTOTAL</b>							
PHA-Wide	<u>AUDIT</u>	1411		<b>500.00</b>				
	<b>SUBTOTAL</b>							
PHA-Wide	<u>FEES &amp; COSTS</u>	1430						



Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Salisbury, NC		Grant Type and Number Capital Fund Program Grant No: NC19PO150103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	A&E Services			20,000.00				
	<b>SUBTOTAL</b>			<b>20,000.00</b>				
	<u>SITE IMPROVEMENTS</u>	1440						
HA-Wide	Sidewalk & Driveway repair			25,000.00				
	Treeremoval			15,000.00				
	Landscaping			5,000.00				
	Misc. site improvements			5,000.00				
	<b>SUBTOTAL</b>			<b>50,000.00</b>				
	<u>DWELLING STRUCTURES</u>	1460						
Various locations	Unit conversions - Convert 1 - 4 or 5 bdrm unit to 2, 1 bdrm/2 bdrm units or 2, 1 bdrm units		1	53,016.90				
NC16-04	Complete Modernization/Rehab. (Phase II)		10	200,000.00				
PHA-Wide	Pressure washing			25,000.00				
NC16-06	New HVAC equipment (1 bedroom units)		32	160,000.00				
PHA-Wide	Miscellaneous Dwelling structures			5,000.00				
	<b>SUBTOTAL</b>			<b>443,016.90</b>				
	<u>DWELLING EQUIPMENT NON - EXPENDABLE</u>	1465.01						
PHA-Wide	Ranges/refrigerators			28,500.00				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Salisbury, NC		Grant Type and Number Capital Fund Program Grant No: NC19PO150103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Watermeters			7,500.00				
	<b>SUBTOTAL</b>			<b>36,000.00</b>				
PHA-Wide	<u>NON-DWELLING STRUCTURES</u>	1470						
	Misc. non-dwelling structures			5,000.00				
	<b>SUBTOTAL</b>			<b>5,000.00</b>				
	<u>NON-DWELLING EQUIPMENT</u>	1475						
	Vehicles			15,000.00				
	Miscellaneous			10,000.00				
	<b>SUBTOTAL</b>			<b>25,000.00</b>				
	<u>DEVELOPMENT ACTIVITIES</u>	1499		<b>2,000.00</b>				
	<b>GRAND TOTAL</b>			<b>892,241.00</b>				

**AnnualStatement/PerformanceandEvaluationReport**  
**CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)**  
**PartIII: ImplementationSchedule**

**PHAName: The Housing Authority of the  
City of Salisbury, NC**

**GrantTypeandNumber**

CapitalFundProgramNo:NC19PO1650103

ReplacementHousingFactorNo:

**FederalFYofGrant:2003**[illegible]

## **ATTACHMENTnc016c02CommentsoftheResidentAdvisoryBoard/PublicHearing**

### **NocommentswereceivedfromtheResidentAdvisoryBoard.ThefollowingaretheminutesfromtherequiredPublicHearingconductedonApril10,2003**

TheHousingAuthorityoftheCityofSalisburyheldaPublicHearingtodiscussitsPublicHousingAgency(PHA)PlanThursday,April10,2003,at11:00 a.m.SalisburyHousingBoardofCommissionersChairman,Mr.W.O.T.Flemingconductedthemeeting.

ChairmanFlemingwelcomedeveryonetotoday'shearing.Therewerefivepresent.

ChairmanFlemingannouncedthepurposeoftoday'shearingistodiscusstheAgencyPlanandtoinvitepubliccommentregardingtheplan.Participants wereaskedtoexpressanycomments,questions,and/orconcerns.

LaytonJ.Woodcock,Jr.,ExecutiveDirector,waswelcomedbyChairmanFleming.Mr.Woodcockannouncedthehearingisincompliancewiththe QualityHousingandWork ResponsibilityActof1998.

ChairmanFlemingintroducedHilaryWilson,SpecialProgramsManager.Ms.WilsonreviewedthePlan.TheExecutiveSummaryandtheMission Statementwerediscussed.SalisburyHousingAuthorityplanstobuildadditional low-incomehousinginthefuture.The2000CapitalFundProgramhas beenexpendedtoincludearchitectfees,conversionofunits,HVACunitsinstalledatNC016-07(EastLafayetteStreet),residentservices,landscaping,etc. The2002CapitalFundProgramispartiallyexpendedtoincludethenewadministrationbuildingadditionforadditionaloffices.The2002CapitalFund ProgramhasbeenreducedbyHUDandplansincludePhaseIModernizationofNC016-04,pressurewashingexistingapartments,2additionalconversion ofunits,andlawenforcement.Ms.Wilsonaddedthatthereweremanyotherprojectsincludedintheseprogramsbutshereportedthemajoractivities.

Comments:

Mr.Pulliam:HerequestedacopyoftheDraftPlanandhasnoquestions.However,withtheeliminationofthePublicHousingDrugElimination(PHDEP) Grant,willanothergrantfundhousingofficers?Mr.Pulliamisconcernedaboutsecurityinhiscommunity.

*Response: Mr. Woodcock responded that the termination of the PHDEP Grant by HUD (funding for the last one amounted to \$127,000) has hurt the Housing Authority. (Last year the agency paid for two full-time officers.) The agency regards law enforcement/security as the number one issue and residents depended on the grant to provide coverage. The 2002 Capital Fund Program has budgeted \$30,000 for law enforcement. To date \$6,500 has been dispersed to provide off-duty officers for patrols. Chairman Fleming reminded residents to contact the Police and Housing Authority to report problems. Mr. Woodcock added security lighting in the communities is funded through the Capital Fund Program also.*

Mr. Pulliam: What about programs for the children? The Housing Authority has in the past provided several outstanding programs for the children.

*Response: Mr. Woodcock stated organizations such as Communities In Schools continue to provide a limited number of programs for the children. Again, budget cuts have limited the number of programs available.*

Mr. Pulliam: Thanked the Housing Authority for providing, improving and maintaining his community. Noted teens continue to destroy Housing Authority property.

*Response: Chairman Fleming asked Mr. Pulliam and other residents to report incidents to the police and Housing Authority. This is critical to keep residents safe and secure.*

There being no further questions or comments, Chairman Fleming thanked Mr. Pulliam for their interest in the Housing Authority and concluded the meeting.

Respectfully submitted,

Layton J. Woodcock, Jr.

## CAPITALFUNDPROGRAMTABLESSTARTHERE

AnnualStatement/PerformanceandEvaluationReport					
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)PartI:Summary					
PHAName:TheHousingAuthorityoftheCityof Salisbury,NC		GrantTypeand Number CapitalFundProgramGrantNo: NC19PO1650100 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 2000
<input type="checkbox"/> OriginalAnnualStatement <input type="checkbox"/> ReserveforDisasters/Emergencies <input checked="" type="checkbox"/> RevisedAnnualStatement(revisionno:4 ) <input type="checkbox"/> PerformanceandEvaluationReportforPeriodEnding:12/2001 <input checked="" type="checkbox"/> FinalPerformanceandEvaluationReport					
Lin e No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
		Original	Revised	Obligated	Expended
1	Totalnon -CFPFunds				
2	1406Operations	184,184.20		184,184.20	184,184.20
3	1408ManagementImprovements	37,370.40		37,370.40	37,370.40
4	1410Administration	92,092.10		92,092.10	92,092.10
5	1411Audit	500.00		500.00	500.00
6	1415LiquidatedDamages	-		-	-
7	1430FeesandCosts	12,900.00		12,900.00	12,900.00
8	1440SiteAcquisition	-		-	-
9	1450SiteImprovement	112,862.58	110,662.58	110,662.58	110,662.58
10	1460DwellingStructures	374,909.08	377,109.08	377,109.08	377,109.08
11	1465.1DwellingEquipment —Nonexpendable	30,509.08		30,509.08	30,509.08
12	1470NondwellingStructures	9,236.37		9,236.37	9,236.37
13	1475NondwellingEquipment	43,256.75		43,256.75	43,256.75
14	1485Demolition	0		-	-
15	1490ReplacementReserve	-		-	-
16	1492MovingtoWorkDemonstration	-		-	-
17	1495.1RelocationCosts	8,600.44		8,600.44	8,600.44
18	1499DevelopmentActivities	14,500.00		14,500.00	14,500.00
19	1501CollateralizationorDebtService	-		-	-
20	1502Contingency	-		-	-

**Annual Statement/Performance and Evaluation Report****Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

<b>PHAName:</b> The Housing Authority of the City of Salisbury, NC		<b>Grant Type and Number</b> Capital Fund Program Grant No: NC19PO1650100 Replacement Housing Factor Grant No:		<b>Federal FY of Grant:</b> 2000	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 4 ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/2001 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
<b>Line No.</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>	
		<b>Original</b>	<b>Revised</b>	<b>Obligated</b>	<b>Expended</b>
21	Amount of Annual Grant: (sum of lines 2 – 20)	920,921.00		920,921.00	920,921.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs	60,000.00			
26	Amount of line 21 Related to Energy Conservation Measures	52,000.00			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Salisbury, NC		Grant Type and Number Capital Fund Program Grant No: NC19PO1650100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>OPERATIONS</u>							
PHA-Wide	Operations	1406	518	\$184,184.20		184,184.20	184,184.20	Complete
	<b>SUBTOTAL</b>			<b>\$184,184.20</b>				<b>COMPLETE</b>
PHA-Wide	<b>MANAGEMENT IMPROVEMENTS</b>	1408						
	FSS Program			1,500.00	1,135.65	1,135.65	1,135.65	Complete
	Security lighting			10,000.00	8,992.96	8,992.96	8,992.96	Complete
	Staff/Resident Training			8,000.00	3,553.80	3,553.80	3,553.80	Complete
	Resident Services			15,000.00	22,874.68	22,874.68	22,874.68	Complete
	Computer Software			1500.00	813.31	813.31	813.31	Complete
	Law Enforcement			10,480.00	0			
	Misc. Management Improvements			1,000.00	0			
	<b>SUBTOTAL</b>			<b>47,480.00</b>	<b>37,370.40</b>	<b>37,370.40</b>	<b>37,370.40</b>	<b>COMPLETE</b>
PHA-Wide	<u>ADMINISTRATION</u> <b>SUBTOTAL</b>	1410		<b>92,092.10</b>	<b>92,092.10</b>	<b>92,092.10</b>	<b>92,092.10</b>	<b>COMPLETE</b>
PHA-Wide	<u>AUDIT</u> <b>SUBTOTAL</b>	1411		<b>500.00</b>	<b>500.00</b>	<b>500.00</b>	<b>500.00</b>	<b>COMPLETE</b>



Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Salisbury, NC		Grant Type and Number Capital Fund Program Grant No: NC19PO1650100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	<u>FEES &amp; COSTS</u>	1430						
	A&E Services			10,000.00	12,900.00	12,900.00	12,900.00	complete
	Misc. A&E fees			500.00	0			
	<b>SUBTOTAL</b>			<b>10,500.00</b>	<b>12,900.00</b>	<b>12,900.00</b>	<b>12,900.00</b>	<b>COMPLETE</b>
	<u>SITE IMPROVEMENTS</u>	1440						
HA-Wide	Sidewalk & Driveway repair			64,341.42	62,141.42	62,141.42	62,141.42	Complete
	Retaining walls			12,078.24	12,078.24	12,078.24	12,078.24	Complete
	Treeremoval			10,150.00	10,150.00	10,150.00	10,150.00	Complete
	Landscaping			2,869.92	2,869.92	2,869.92	2,869.92	Complete
	Dumpster fencing			4,605.00	4,605.00	4,605.00	4,605.00	Complete
	Fencing			6,949.00	6,949.00	6,949.00	6,949.00	Complete
	Parking lot stripping			2,942.00	2,942.00	2,942.00	2,942.00	Complete
	Misc. site improvements			8,927.00	8,927.00	8,927.00	8,927.00	Complete
	<b>SUBTOTAL</b>			<b>112,862.58</b>	<b>110,662.58</b>	<b>110,662.58</b>	<b>110,662.58</b>	<b>COMPLETE</b>
	<u>DWELLING STRUCTURES</u>	1460						
Various locations	Unit conversions – Convert 2 – 4 or 5 bdrm unit to 2, 1 bdrm/2 bdrm unit or 2, 1 bdrm unit or a combination thereof		2	95,000	95,000.00	95,000	95,000	Complete
PHA-Wide	Cabinets			2,489.54	2,489.54	2,489.54	2,489.54	Complete
NC16-07	Installation of new HVAC			150,930.59	150,930.59	150,930.59	150,930.59	Complete
PHA-Wide	Weatherstripping			5,010.03	5,010.03	5,010.03	5,010.03	Complete
PHA-Wide	Termite treatment			4,500.00	4,500.00	4,500.00	4,500.00	Complete
NC16-04	Insulation			2,600.00	2,600.00	2,600.00	2,600.00	Complete

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Salisbury, NC		Grant Type and Number Capital Fund Program Grant No: NC19PO1650100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Cable/Phone wiring			470.00	470.00	470.00	470.00	Complete
NC16-02	Security screens			50,561.03	60,520.14	60,520.14	60,520.14	Complete
NC16-08	Patio Enclosures			45,000.00	37,240.89	34,070.89	34,070.89	Complete
NC16-08	Foundation repairs			5,800.00	5,800.00	5,800.00	5,800.00	Complete
PHA-Wide	Countertops			1,270.08	1,270.08	1,270.08	1,270.08	Complete
PHA-Wide	Misc. dwelling structures			11,277.81	11,277.81	11,277.81	11,277.81	Complete
	<b>SUBTOTAL</b>			<b>374,909.08</b>	<b>377,109.08</b>	<b>377,109.08</b>	<b>377,109.88</b>	<b>COMPLETE</b>
	<u>DWELLING EQUIPMENT NON - EXPENDABLE</u>	1465.01						
PHA-Wide	Ranges/refrigerators		50/20	22,601.18	22,601.18	22,601.18	22,601.18	Complete
PHA-Wide	Water meters		100	7,907.90	7,907.90	7,907.90	7,907.90	Complete
	<b>SUBTOTAL</b>			<b>30,509.08</b>	<b>30,509.08</b>	<b>30,509.08</b>	<b>30,509.08</b>	<b>COMPLETE</b>
	<u>NON-DWELLING STRUCTURES</u>	1470						
Lawn Shop	Maintenance facility			2,499.79	2,499.79	2,499.79	2,499.79	Complete
Admin. Bldg.	Exterior doors			0	0	0	0	Complete
	Misc. non - dwelling structures			6,736.58	6,736.58	6,736.58	6,736.58	Complete
	<b>SUBTOTAL</b>			<b>9,236.37</b>	<b>9,236.37</b>	<b>9,236.37</b>	<b>9,236.37</b>	<b>COMPLETE</b>
	<u>NON-DWELLING EQUIPMENT</u>	1475						
	Computer hardware			3,353.15	3,353.15	3,353.15	3,353.15	Complete
	Vehicles			24,513.52	24,513.52	24,513.52	24,513.52	Complete
PHA-WIDE	Blueprint cabinet		1	2,229.70	2,229.70	2,229.70	2,229.70	Complete

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Salisbury, NC		Grant Type and Number Capital Fund Program Grant No: NC19PO1650100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Miscellaneous			13,160.38	13,160.38	13,160.38	13,160.38	Complete
	Grounds maintenance equipment			0	0	0	0	Complete
	<b>SUBTOTAL</b>			<b>43,256.75</b>	<b>43,256.75</b>	<b>43,256.75</b>	<b>43,256.75</b>	<b>COMPLETE</b>
	<u>DEMOLITION</u>	1485		<b>0</b>	<b>0</b>			
	<u>RELOCATION COSTS</u>	1495.01		<b>8,600.44</b>	<b>8,600.44</b>	<b>8,600.44</b>	<b>8,600.44</b>	<b>COMPLETE</b>
	<u>DEVELOPMENT ACTIVITIES</u>	1499		<b>14,500.00</b>	<b>14,500.00</b>	<b>14,500.00</b>	<b>14,500.00</b>	<b>COMPLETE</b>
	<u>CONTINGENCY</u>	1502		<b>0</b>	<b>0</b>			
	<b>GRAND TOTAL</b>			<b>920,921.00</b>	<b>920,921.00</b>			<b>100% COMPLETE</b>

**AnnualStatement/PerformanceandEvaluationReport**  
**CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)**  
**PartIII:ImplementationSchedule**

**PHAName: The Housing Authority of the City of Salisbury, NC**

GrantTypeandNumber

CapitalFundProgramNo :NC19PO1650100

ReplacementHousingFactorNo:

**FederalFYofGrant:2000**[illegible]

## CAPITALFUNDPROGRAMTABLESSTARTHERE

<b>AnnualStatement/PerformanceandEvaluationReport</b>					
<b>CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)PartI:Summary</b>					
PHAName:TheHousingAuthorityoftheCityof Salisbury,NC		GrantTypeandNumber CapitalFundProgramGrantNo: NC19PO1650101 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 2001
<input type="checkbox"/> OriginalAnnualStatement <input type="checkbox"/> ReserveforDisasters/Emergencies <input checked="" type="checkbox"/> RevisedAnnualStatement(revisionno:4 ) <input checked="" type="checkbox"/> PerformanceandEvaluationReportforPeriodEnding:12/2002 <input type="checkbox"/> FinalPerformanceandEvaluationReport					
Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
		Original	Revised	Obligated	Expended
1	Totalnon -CFPFunds				
2	1406Operations	100,000.00	109,646.33	-0-	-0-
3	1408ManagementImprovements	45,163.19	40,102.27	40,102.27	40,102.27(c)
4	1410Administration	93,964.60	93,964.60	93,964.60	93,964.60(c)
5	1411Audit	500.00	500.00	500.00	500.00(c)
6	1415LiquidatedDamages	-			
7	1430FeesandCosts	20,000.00	20,000.00	20,000.00	7,995.37
8	1440SiteAcquisition	-			
9	1450SiteImprovement	40,017.80	39,139.06	39,139.06	39,139.06(c)
10	1460DwellingStructures	335,562.47	312,082.33	312,082.33	312,082.33(c)
11	1465.1DwellingEquipment —Nonexpendable	43,615.76	46,439.60	46,439.60	46,439.60(c)
12	1470NondwellingStructures	153,500.00	170,672.80	164,543.74	159,024.82
13	1475NondwellingEquipment	48,500.00	48,276.83	48,276.83	48,276.83(c)
14	1485Demolition	-			
15	1490ReplacementReserve	-			
16	1492MovingtoWorkDemonstration	-			
17	1495.1RelocationCosts	0			
18	1499DevelopmentActivities	58,822.18	58,822.18	58,822.18	58,822.18(c)
19	1501CollateralizationorDebtService	-			
20	1502Contingency	-			
21	AmountofAnnualGrant:(sumoflines2 –20)	939,646.00	939,646.00		
22	Amountoffline21RelatedtoLBPActivities				

**Annual Statement/Performance and Evaluation Report****Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

<b>PHAName:</b> The Housing Authority of the City of Salisbury, NC		<b>Grant Type and Number</b> Capital Fund Program Grant No: NC19PO1650101 Replacement Housing Factor Grant No:		<b>Federal FY of Grant:</b> 2001	
<input type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/Emergencies</b> <input checked="" type="checkbox"/> <b>Revised Annual Statement (revision no: 4)</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b> <input checked="" type="checkbox"/> <b>Performance and Evaluation Report for Period Ending: 12/2002</b>					
<b>Line No.</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>	
		<b>Original</b>	<b>Revised</b>	<b>Obligated</b>	<b>Expended</b>
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Salisbury, NC		Grant Type and Number Capital Fund Program Grant No: NC19PO150101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>OPERATIONS</u>							
PHA-Wide	Operations	1406	519	100,000.00	109,646.33	100,000.00	100,000.00	In Process
	<b>SUBTOTAL</b>			<b>100,000.00</b>	<b>109,646.33</b>			<b>IN PROCESS</b>
PHA-Wide	<b>MANAGEMENT IMPROVEMENTS</b>	1408						
	FSS Program			-	1,330.47	1,330.47	1,330.47	Complete
	Security lighting			-	5,993.88	5,993.88	5,993.88	Complete
	Staff/Resident Training			-	5,333.10	5,333.10	5,333.10	Complete
	Resident Services			16,838.19	18,840.53	18,840.53	18,840.53	Complete
	Computer Software			-	1,018.02	1,018.02	1,018.02	Complete
	Law Enforcement			7,315.00	7,315.00	7,315.00	7,315.00	Complete
	Misc. Management Improvements			10.00	271.24	271.24	271.24	Complete
	<b>SUBTOTAL</b>			<b>45,163.19</b>	<b>40,102.27</b>	<b>40,102.27</b>	<b>40,102.27</b>	<b>COMPLETE</b>
PHA-Wide	<u>ADMINISTRATION</u> <b>SUBTOTAL</b>	1410		<b>93,964.60</b>	<b>93,964.60</b>	<b>93,964.60</b>	<b>93,964.60</b>	<b>COMPLETE</b>
PHA-Wide	<u>AUDIT</u> <b>SUBTOTAL</b>	1411		<b>500.00</b>	<b>500.00</b>	<b>500.00</b>	<b>500.00</b>	<b>COMPLETE</b>

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Salisbury, NC		Grant Type and Number Capital Fund Program Grant No: NC19PO150101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	<u>FEES &amp; COSTS</u>	1430						
	A & E Services			20,000.00	20,000.00	20,000.00	7,995.37	
	<b>SUBTOTAL</b>			<b>20,000.00</b>	<b>20,000.00</b>	<b>20,000.00</b>	<b>7,995.37</b>	<b>IN PROCESS</b>
HA-Wide	<u>SITE IMPROVEMENTS</u>	1440						
	Sidewalk & Driveway repair			12,017.80	19,028.00	19,028.00	19,028.00	Complete
	Retaining walls			8,000.00	7,616.95	7,616.95	7,616.95	Complete
	Tree removal			10,000.00	7,400.00	7,400.00	7,400.00	Complete
	Landscaping			4,000.00	2,099.85	2,099.85	2,099.85	Complete
	Storm drain cleanout			4,500.00	2,787.13	2,787.13	2,787.13	Complete
	Manhole work			0	0	0	0	Complete
	Misc. site improvements			1,500.00	207.13	207.13	207.13	Complete
	<b>SUBTOTAL</b>			<b>40,017.80</b>	<b>39,139.06</b>	<b>39,139.06</b>	<b>39,139.06</b>	<b>COMPLETE</b>
	<u>DWELLING STRUCTURES</u>	1460						
Various locations	Unit conversions – Convert 1 – 4 or 5 bdrm unit to 2, 1 bdrm/2 bdrm units or 2, 1 bdrm units		1	50,000.00	46,092.54	46,092.54	46,092.54	Complete
PHA-Wide	Cabinets			0	0	0	0	Complete
NC16-07	Installation of new HVAC			275,069.41	260,525.67	260,525.67	260,525.67	Complete
PHA-Wide	Weatherstripping			4,000.00	1,134.83	1,134.83	1,134.83	Complete
PHA-Wide	Termite treatment			0	0	0	0	Complete
NC16-04	Gutter work			2,500.00	2,081.28	2,081.28	2,081.28	Complete



Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Salisbury, NC		Grant Type and Number Capital Fund Program Grant No: NC19PO150101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Cable/Phone wiring			2,500.00	754.95	754.95	754.95	Complete
NC16-02	Countertops			0	0	0	0	Complete
NC16-08	Handrails repair/replace			320.06	320.06	320.06	320.06	Complete
NC16-08	Foundation repairs			0	0	0	0	Complete
PHA-Wide	Repair awnings			1,173.00	1,173.00	1,173.00	1,173.00	Complete
PHA-Wide	Exterior painting			0	0	0	0	Complete
	Rod & flush sewer lines			0	0	0	0	Complete
	Install handicap commodes			0	0	0	0	Complete
	Bathroom grab bars			0	0	0	0	Complete
	<b>SUBTOTAL</b>			<b>335,562.47</b>	<b>312,082.33</b>	<b>312,082.33</b>	<b>312,082.33</b>	<b>COMPLETE</b>
	<u>DWELLING EQUIPMENT NON - EXPENDABLE</u>	1465.01						
PHA-Wide	Ranges/refrigerators			20,832.76	27,353.88	27,353.88	27,353.88	Complete
PHA-Wide	Water meters			22,783.00	19,085.72	19,085.72	19,085.72	Complete
	<b>SUBTOTAL</b>			<b>43,615.76</b>	<b>46,439.60</b>	46,439.60	46,439.60	<b>COMPLETE</b>
	<u>NON-DWELLING STRUCTURES</u>	1470						
	Administration extension			150,000.00	164,543.74	164,543.74	126,847.22	In Process
	Misc. non - dwelling structures			3,500.00	6,129.06	6,129.06	6,129.06	Complete
	<b>SUBTOTAL</b>			<b>153,500.00</b>	<b>170,672.80</b>	<b>170,672.80</b>	<b>132,976.28</b>	<b>IN PROCESS</b>
	<u>NON-DWELLING EQUIPMENT</u>	1475						
	Computer hardware			4,039.28	4,165.28	4,165.28	4,165.28	Complete

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Salisbury, NC		Grant Type and Number Capital Fund Program Grant No: NC19PO150101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Vehicles			40,898.12	40,898.12	40,898.12	40,898.12	Complete
PHA-WIDE	Utility Trailer		1	1,502.51	1,502.51	1,502.51	1,502.51	Complete
	Miscellaneous			2,060.09	1,710.92	1,710.92	1,710.92	Complete
	<b>SUBTOTAL</b>			<b>48,500.00</b>	<b>48,276.83</b>	<b>48,276.83</b>	<b>28,276.83</b>	<b>COMPLETE</b>
	<u>DEVELOPMENT ACTIVITIES</u>	1499		<b>58,822.18</b>	<b>58,822.18</b>	<b>58,822.18</b>	<b>58,822.18</b>	<b>COMPLETE</b>
	<b>GRANDTOTAL</b>			<b>939,646.00</b>	<b>939,646.00</b>			



## CAPITALFUNDPROGRAMTABLESSTARTHERE

<b>AnnualStatement/PerformanceandEvaluationReport</b>					
<b>CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)PartI:Summary</b>					
PHAName:TheHousingAuthorityoftheCityof Salisbury,NC		GrantTypeandNumber CapitalFundProgramGrantNo: NC19PO1650102 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 2002
<input type="checkbox"/> OriginalAnnualStatement <input type="checkbox"/> ReserveforDisasters/Emergencies <input checked="" type="checkbox"/> RevisedAnnualStatement(revisionno:3 ) <input checked="" type="checkbox"/> PerformanceandEvaluationReportforPeriodEnding:12/2002 <input type="checkbox"/> FinalPerformanceandEvaluationReport					
Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
		Original	Revised	Obligated	Expended
1	Totalnon -CFPFunds				
2	1406Operations	75,000.00	150,000.00	-0-	-0-
3	1408ManagementImprovements	63,581.40	74,500.00	12,907.76	12,907.76
4	1410Administration	89,224.10	89,224.10	59,076.08	44,205.40
5	1411Audit	500.00	500.00	500.00	-0-
6	1415LiquidatedDamages	--			
7	1430FeesandCosts	20,000.00	20,000.00	20,000.00	-0-
8	1440SiteAcquisition	--			
9	1450SiteImprovement	37,000.00	69,000.00	3,511.95	3,511.95
10	1460DwellingStructures	261,000.00	402,619.86	152,617.91	152,617.91
11	1465.1DwellingEquipment —Nonexpendable	29,135.50	29,135.50	22,937.48	22,937.48
12	1470NondwellingStructures	15,800.00	15,800.00	450.00	450.00
13	1475NondwellingEquipment	31,000.00	35,537.73	27,076.17	27,076.17
14	1485Demolition	--			
15	1490ReplacementReserve	--			
16	1492MovingtoWorkDemonstration	--			
17	1495.1RelocationCosts	--			
18	1499DevelopmentActivities	270,000.00	2,000.00	-0-	-0-
19	1501CollateralizationorDebtService				
20	1502Contingency				
21	AmountofAnnualGrant:(sumoflines2 –20)	892,241.00	892,241.00		
22	Amountoffline21RelatedtoLBPActivities	-0-			

**Annual Statement/Performance and Evaluation Report****Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

<b>PHAName:</b> The Housing Authority of the City of Salisbury, NC	<b>Grant Type and Number</b> Capital Fund Program Grant No: NC19PO1650102 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2002
--	--	-------------------------------------

☐ Original Annual Statement   ☐ Reserve for Disasters/Emergencies   ☒ Revised Annual Statement (revision no: 3 )  
☒ Performance and Evaluation Report for Period Ending: 12/2002   ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
23	Amount of line 21 Related to Section 504 compliance	-0-			
24	Amount of line 21 Related to Security – Soft Costs	30,000.00			
25	Amount of Line 21 Related to Security – Hard Costs	86,210.86			
26	Amount of line 21 Related to Energy Conservation Measures	45,000.00			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Salisbury, NC		Grant Type and Number Capital Fund Program Grant No: NC19PO150102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>OPERATIONS</u>							
PHA-Wide	Operations	1406	519	75,000.00	150,000.00	-0-	-0-	
	<b>SUBTOTAL</b>			<b>75,000.00</b>	<b>150,000.00</b>	<b>-0-</b>	<b>-0-</b>	<b>IP</b>
PHA-Wide	<b>MANAGEMENT IMPROVEMENTS</b>	1408						
	FSS Program			3,000.00	5,000.00	1,252.17	1,252.17	
	Security lighting			10,000.00	10,000.00	-0-	-0-	
	Staff/Resident Training			8,000.00	8,000.00	404.17	404.17	
	Resident Services			16,838.19	20,000.00	4,714.77	4,714.77	
	Computer Software			500.00	500.00	-0-	-0-	
	Law Enforcement			25,243.21	30,000.00	6,407.49	6,407.49	
	Misc. Management Improvements			-0-	1,000.00	129.16	129.16	
	<b>SUBTOTAL</b>			<b>63,581.40</b>	<b>74,500.00</b>	<b>12,907.76</b>	<b>12,907.76</b>	<b>IP</b>
PHA-Wide	<u>ADMINISTRATION</u> <b>SUBTOTAL</b>	1410		<b>89,224.10</b>	<b>89,224.10</b>	<b>59076.08</b>	<b>44205.40</b>	<b>IP</b>
PHA-Wide	<u>AUDIT</u> <b>SUBTOTAL</b>	1411		<b>500.00</b>	<b>500.00</b>	<b>500.00</b>	<b>-0-</b>	<b>IP</b>

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Salisbury, NC		Grant Type and Number Capital Fund Program Grant No: NC19PO150102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	<u>FEES &amp; COSTS</u>	1430						
	A&E Services			20,000.00	20,000.00	20,000.00	-0-	
	<b>SUBTOTAL</b>			<b>20,000.00</b>	<b>20,000.00</b>	<b>20,000.00</b>	<b>-0-</b>	<b>IP</b>
HA-Wide	<u>SITE IMPROVEMENTS</u>	1440						
	Sidewalk & Driveway repair			10,000.00	42,000.00	-0-	-0-	
	Retaining walls			5,000.00	5,000.00	-0-	-0-	
	Tree removal			5,000.00	15,000.00	1,300.00	1,300.00	
	Landscaping			5,000.00	5,000.00	265.95	265.95	
	Storm drain clean out			5,000.00	5,000.00	-0-	-0-	
	Misc. site improvements			7,000.00	7,000.00	1,946.00	1,946.00	
	<b>SUBTOTAL</b>			<b>37,000.00</b>	<b>69,000.00</b>	<b>3,511.95</b>	<b>3,511.95</b>	<b>IP</b>
	<u>DWELLING STRUCTURES</u>	1460						
Various locations	Unit conversions – Convert 1 – 4 or 5 bdrm unit to 2, 1 bdrm/2 bdrm units or 2, 1 bdrm units		2	109,000.00	109,000.00	51,574.52	51,574.52	
NC16-04	Complete Modernization/Rehab. (Phase I)		10	-0-	102,408.94	-0-	-0-	
NC16-02	Installation of new Heating equip		10	60,000.00	60,000.00	-0-	-0-	
PHA-Wide	Dryer Hookups			7,500.00	7,500.00	-0-	-0-	
PHA-Wide	Pressure washing			20,000.00	30,000.00	18,785.33	18,785.33	
PHA-Wide	Cable/Phone wiring			2,500.00	2,500.00	-0-	-0-	
NC16-02	Countertops			5,000.00	-0-	-0-	-0-	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Salisbury, NC		Grant Type and Number Capital Fund Program Grant No: NC19PO150102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Exterior painting			-0-	5,000.00	3,950.00	3,950.00	
NC16-01	Security Screens			57,000.00	86,210.86	86,210.86	78,868.06	Complete
	<b>SUBTOTAL</b>			<b>261,000.00</b>	<b>402,619.86</b>	<b>160,520.71</b>	<b>153,177.91</b>	<b>IP</b>
	<u>DWELLING EQUIPMENT NON - EXPENDABLE</u>	1465.01						
PHA-Wide	Ranges/refrigerators			17,000.00	16,219.19	16,219.19	16,219.19	Complete
PHA-Wide	Watermeters			12,135.50	12,916.31	6,718.29	6,718.29	
	<b>SUBTOTAL</b>			<b>29,135.50</b>	<b>29,135.50</b>	<b>22,937.48</b>	<b>22,937.48</b>	<b>IP</b>
	<u>NON-DWELLING STRUCTURES</u>	1470						
	Administration extension			15,000.00	15,350.00	-0-	-0-	
	Misc. non - dwelling structures			800.00	450.00	450.00	450.00	Complete
	<b>SUBTOTAL</b>			<b>15,800.00</b>	<b>15,800.00</b>	<b>450.00</b>	<b>450.00</b>	<b>IP</b>
	<u>NON-DWELLING EQUIPMENT</u>	1475						
	Vehicles			25,000.00	17,487.00	17,487.00	17,487.00	Complete
	Copier			-0-	8,461.56	8,461.56	8,461.56	Complete
	Miscellaneous			6,000.00	13,513.00	9,589.17	9,589.17	
	<b>SUBTOTAL</b>			<b>31,000.00</b>	<b>39,461.56</b>	<b>35,537.78</b>	<b>35,537.73</b>	<b>IP</b>
	<u>DEVELOPMENT ACTIVITIES</u>	1499		<b>270,000.00</b>	<b>2,000.00</b>	<b>-0-</b>	<b>-0-</b>	



<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
<b>PHA Name: Housing Authority of the City of Salisbury, NC</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>NC19PO150102</b> Replacement Housing Factor Grant No:				<b>Federal FY of Grant: 2002</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<b>GRAND TOTAL</b>			<b>892,241.00</b>	<b>892,241.00</b>			

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

**PHAName: The Housing Authority of the  
City of Salisbury, NC**

## GrantTypeandNumber

CapitalFundProgramNo:NC19PO1650102

ReplacementHousingFactorNo:

**FederalFYofGrant:2002**[illegible]

**ATTACHMENTnc016g02ResidentAdvisoryBoardMemberlist**

**EvaRoss601N.CedarStreetSalisbury,NC28144**  
**WilliamLefler834E.LafayetteStreetSalisbury,NC28144**  
**CarrieGraham913E.LafayetteSt.Salisbury,NC28144**  
**RobertS.Pulliam715HallStreet1 -ASalisbury,NC28144**  
**WilliamSherrill711S.BoundarySt.Apt.12 -CSalisbury,NC28144**  
**KathleenPropst215S.ClaySt.Salisbury,NC28144**  
**LauressaRobinson317S.ClayStreetSalisbury,NC2814 4**  
**\*\*MaryPowell623E.MonroeSt.Salisbury,NC28144**

**\*\*ResidentmemberoftheBoardofCommissioners**

ATTACHMENTnc016h02

Project-BasedAssistanceStatement

TheHousingAuthorityoftheCityofSalisburyintendstoinitiateaProject-BasedAssistance(PBA)programduringtheup-coming2003fiscalyear.The agencycurrentlyanticipatescommittingeights(8)unitstoPBA,withtheDepartmentofHousingandUrbanDevelopment’sapproval.Theseeightunits willbelocatedinthe513.03CensusTract,morespecificallywithintheFlemingHeightselderlypropertytobebuiltat430LashDrive.ThisCensus Tract’spovertylevelis,accordingtoYear2000Censusdata,at8.8%overalland9.5%elderlypopulation,whichmeetsthelessthan20%guideline.

ThisactionisconsistentwiththeHousingAuthority’sgoalofincreasingtheavailabilityofdecent,safeandaffordablehousingbyexpandingthesupplyof assistedhousingwithinSalisbury.

OneoftheHousingauthority’sobjectiveswithinthisgoalistousetaxcredits tobuildadditionalhousingunits.(Pleaseseepage1ofthe5-YearPlan). WiththeSalisburyHousingCoalition’s,theHousingAuthority’snon-profitentity,recentawardoftaxcreditfundingstepsarebeingtakentoreachthis goal.FortheTaxCreditprojecttobesuccessfulitwillhavetohaveaminimumofeightProject-Basedunitsidentifiedtomeetinvestorrequirementsas wellasNorthCarolinaHousingFinanceAgencycriteria.TheSalisburyHousingAuthoritywouldliketobeallowedtoassistthepropertybycommitting eight(8)PBunits,ifthepropertymeetstheAuthority’sRequestforProposalcriteriaasoutlinedunderseparatecover.

ATTACHMENTnc016i02

5-YearPlanProgressStatement

TheSalisburyHousingAuthorityisdiligentlyworkingtowardsfulfillingandmaintainingtheobjectivesandgoalsoutlinedintheaccompanying5 -Year Plan.

OneoftheforemostgoalsfortheHousingAuthorityistoexpandthesupplyofassistedhousinginthearea.ToreachthisgoaltheHousingAuthori tyis workingwiththeSalisburyHousingCoalition,a501c3establishedbytheAuthority,todeveloplow -incomehousinginSalisbury.Currently,theCoalition isworkingtodevelop32unitsofelderlyhousing.TheseunitswillbeproducedbyutilizingarecentTaxCreditallocationfromtheNorthCarolina HousingFinanceAgencyandFederalHomeLoanBankfunding.

InadditiontotheTaxCreditprojecttheHousingAuthorityisinthepreliminaryphasesofexaminingthefeasibilityofre -developingtheNC016 -09 property,formerlyknownasLincolnParkApartments.ThispropertywasdemolishedlastearthroughaHOPEVIdemolitiongrant.TheHousing AuthorityplanstosubmitaDevelopmentPlantoHUDassoonasthefirstReplacementHousingFactorfundshavebeenreceived.

TheHousingAuthorityalsomakeseveryefforttomaintainitshighstandardofcustomerserviceandpropertymaintenance.Wehavebeendesignateda highperformerandwillcontinuetostriveforthishighstandardtothebestofourabilities .TheHousingAuthoritycontinuestoprogressonschedulein regardstothe5 -YearPlan.

Substantialdeviationsorsignificantamendmentsormodificationsaredefinedasdiscretionaryintheplansorpoliciesofthe housingauthoritythatfundamentallychangethemission,goals,objectivesorplansoftheagencyandwhichrequireformal approvaloftheBoardofCommissioners.